

IDAHO FALLS HISTORIC PRESERVATION COMMISSION

Special Meeting

July 2, 2013

12:00 p.m.

City Annex Building Conference Room

680 Park Avenue

Minutes

Attending: Loretta Evans, Roxane Mitro, Judy Mortimer, Hereschell Mynarcik, Dina Sallak, Kim Smith, Graham Whipple, and Julie Williams. Renee Magee, and Debra Petty, staff. Janet Jacks, Applicant.

Call to Order at 12:00 p.m.

Consideration of Façade improvements to Former Antique Gallery, 339 West Broadway: Whipple, who is the architect for Janet Jacks, did not participate as a commission member.

Williams reviewed the downtown design guidelines on reconstruction/rehabilitation and believed the applicant has met the guidelines. In response to a question about elastomeric paint from Williams, Whipple replied penetration of water has caused the plaster to chip and crack. This product repels water and allows moisture to breathe out. After reviewing the preservation briefs, this seemed the best alternative. As to the tempered glass, there is no need for reflective glass or tinting of windows since the façade faces north. In response to a question about the salvaged door, Whipple explained which doors which were previously salvaged. Ms. Jacks has a salvaged door that matches the adjacent doors. Whipple and Jack discussed making distinct storefronts though the use of paint. If separate colors of paints are used, Mitro suggested python to obtain a crisp paint line. Williams suggested separate bays at the street level were in accordance with the guidelines. Magee said the idea to paint the façade with different colors for the separate buildings came from the design guidelines. Mitro noted it is easy to do on the computer. Whipple suggested one solution may be an expansion joint between colors prior to any repair of plaster and painting.

Magee asked about the window repair. Whipple explained the windows have never been trimmed out, caulked, and sealed into façade. There is a pocket above the windows which were arched originally. The trim will square the windows off to seal the windows.

Mortimer asked about the columns. Whipple explained basalt rock is under the plaster on the columns. On one column, there is a line which separates the buildings. The hope is to remove the plaster on one storefront column. The purpose is to define the storefronts. If the plaster is removed, the mortar joints may have to re-pointed.

There was a discussion as to the priorities for the \$20,000 available in grant funds. \$30,000 may be allocated ultimately. Jack said finishing the windows and painting the building are priorities. Whipple said the priority is to finish those items started and making the building weather-tight. The windows are not tempered: this is a life safety issue but it has been in existence for years. This will be a second phase. The art glass is in good condition: this is also a second priority. The doors need to be a high priority due to safety and weather-tighting. The priorities are therefore completing window installation, repairing doors, and then plaster repair and paint. Replacing broken tile is a second priority as is replacing panes on the art glass.

The building was listed as non-contributing in the National Register district nomination. Magee explained the State architectural historian considered it contributing due to its 1940's façade but the nomination did not list this building as contributing.

Magee said the monies from the business improvement district assessments are used to fund Idaho Falls Downtown Development Corporation (IFDDC), which lobbies for the façade improvements for downtown. Without IFDDC, it is unlikely grant monies will go to downtown building improvements.

Jack explained there are three residential units upstairs. There is potential for sixteen units upstairs. One unit has been listed as a vacation rental. Access is from the rear of the building, and the stairs and deck were funded partially from the façade grant. The parking for the building is provided through downtown parking permits in the parking lot to the south of the building.

Mitro moved to forward the request to the State Historic Preservation Office (SHPO) with a priority list for improvements so it is clear to SHPO what the plan of action is. Motion seconded by Mortimer and passed unanimously.

Adjourn: The meeting adjourned at 12:36 p.m.

Debra Petty, Recording Secretary